

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 6/25 The Avenue, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$275,000

Median sale price

Median price \$530,000

Property Type Unit

Suburb Malvern East

Period - From 25/05/2023

to 24/05/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6/11 Adelaide St MURRUMBEENA 3163	\$280,000	19/02/2024
2	211/839 Dandenong Rd MALVERN EAST 3145	\$275,000	12/12/2023
3	9/55 Blackwood St CARNEGIE 3163	\$260,000	19/12/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

25/05/2024 17:52